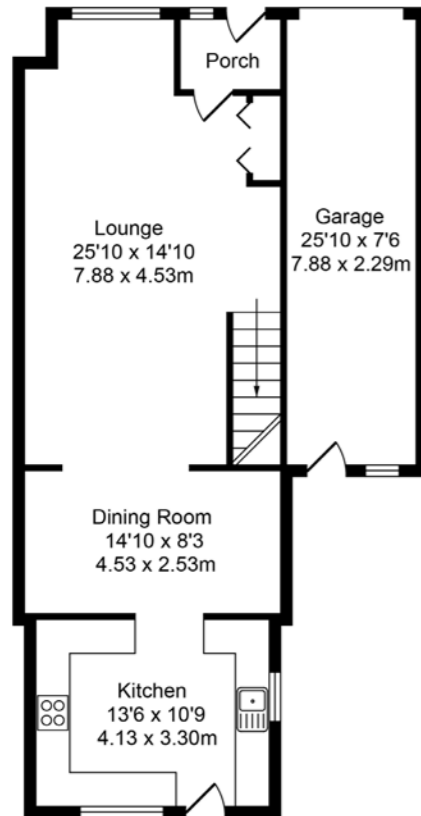




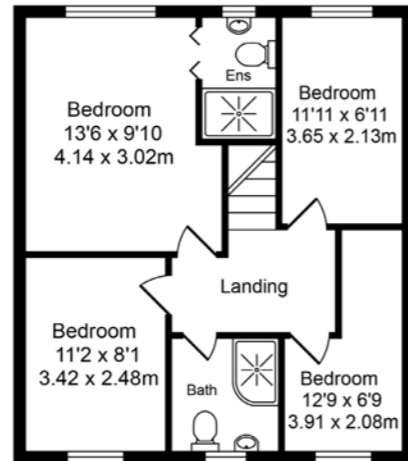
Ormskirk: 01695 570102 Parbold: 01257 442789  
 Southport: 01704 778668 Chorley: 01257 241173  
 arnoldandphillips.com

**Total Approx. Floor Area 1413 Sq.ft. (131.3 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Ground Floor**  
 Approx. Floor Area 862 Sq.Ft (80.1 Sq.M.)



**First Floor**  
 Approx. Floor Area 551 Sq.Ft (51.2 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: B

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to bring to market an exciting opportunity to acquire this four-bedroom semi-detached property, residing attractively along the popular Manor Avenue in Burscough, West Lancs.

For those looking for a family home, this superb extended semi-detached property has a great deal to offer, providing a perfect opportunity for the growing family with over 1,413 square feet of practical living space. The free-flowing floor plan affords well-presented accommodation complimented by lovely gardens to the rear and ample off-road parking to the front. The location is only a short drive from the centre of Burscough's bustling village, complete with its host of shops and amenities, whilst excellent schools at both primary and secondary level are within easy reach, as well as the convenience of the M58 motorway and two local rail stations, when one is looking to travel further afield.

Brief accommodation highlights include entrance vestibule, a 25' lounge with an attractive feature fireplace, a large dining room which is open to the kitchen and combines to create fabulous family space and an area just perfect for entertaining! The kitchen itself is fitted with a range of wall and base units and has extensive workspace along with integrated appliances.

On the first floor there are four well-proportioned bedrooms, with the master bedroom having fitted bedroom furniture and a convenient en-suite. The three further bedrooms are served by a modern three-piece family bathroom in white.

Externally, the property enjoys garden areas to the front and rear, with the rear providing a patio area, planted borders and a lawned area. To the front there are gardens and driveway parking. Other benefits include gas central heating and double glazing. Internal inspection is highly advised to fully appreciate the true scope of potential available within this spacious property.



